

Brownfield Redevelopment Program

**Missouri Department of Economic Development
Business & Community Services
Development Finance Team**

Mark Pauley, Incentive Specialist

Purpose

- The purpose of the Brownfield Redevelopment Program is to provide incentives for the redevelopment of commercial / industrial sites abandoned or underutilized due to contamination caused by hazardous substances.



Applicant can receive a tax credit for up to 100% of all eligible costs for the remediation of hazardous substances

The program can be used to rehabilitate an existing structure contaminated with hazardous substances, or to clear existing structures and build a new facility. The program may also be applied to sites that have no existing structures but do have ground contamination.

The redeveloper could be a business that will own the facility for its own operations, or it may be an owner who will lease space in the facility to others.

Brownfield Redevelopment Program

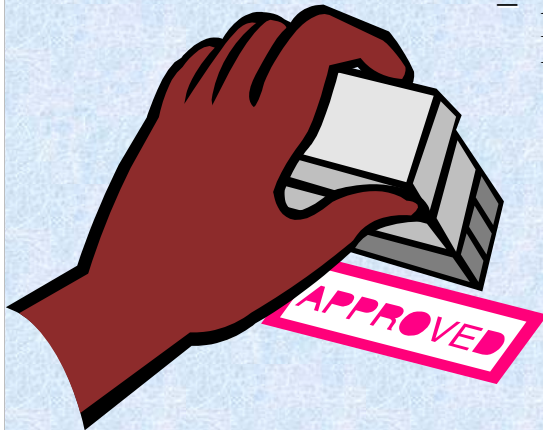
- Basic Eligibility:
 - Abandoned or underutilized 3 years
 - Public ownership or endorsed by the city
 - Accepted into VCP
 - Need for assistance
 - 10+ new jobs must be created or 25 jobs retained



To identify if a site is eligible under the Brownfield program, it must meet several criteria.

1. The property must be abandoned for at least 3 years or underutilized which is defined as less than 35% of the commercially usable space of the property and improvements are used for their most commercially profitable and economically productive use.
2. The property may be owned by a governmental agency or can be privately owned if endorsed by city or county.
3. The project must be accepted into the Department of Natural Resources Voluntary Clean up Program (VCP) and follow the guidelines/procedures of that program.
4. The applicant must show need for assistance. Pass the “but/for” test
5. Business must occupy the majority of the property upon completion of the rehab and create 10 new jobs or retain 25 jobs.

Brownfield Remediation Tax Credits



- **Application:**
 - Must be submitted and approved prior to starting work
- **Approval Method:**
 - Discretionary by DED;
Based on:
 1. Need for assistance
 2. Projected State Economic Benefit
 3. Least amount necessary for project to occur

Applications are accepted year round; however project must submit application and receive approval before starting any work.

Brownfield is a discretionary program

3 criteria for deciding if a property is approved:

1. Need for assistance
2. Projected State Economic Benefit of the project. This is done internally by our research team Missouri Economic Research and Information Center (MERIC)
3. What is the least amount needed to get the project done.

Brownfield Remediation Tax Credits

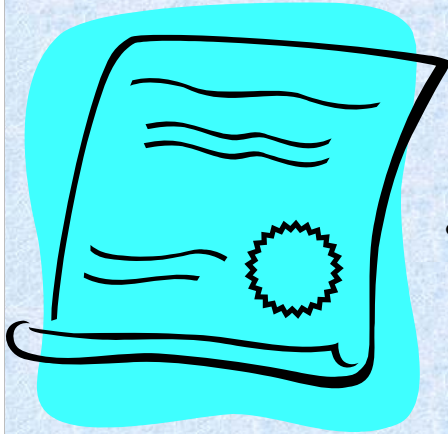
- **Credits are provided for remediation of hazardous substances**



- Up to 100% of costs
- Limited to the Net State Economic Benefit
- All work must be done in compliance with the Voluntary Cleanup Program

Remediation credits may be approved for up to 100% of the eligible remediation costs. The owner must demonstrate that the amount is the least amount necessary to make the project occur and that the project has a net state economic benefit. All work must be done in compliance with the Voluntary Clean up Program.

Brownfield Remediation Tax Credits



- **Credit issued to:**
 - Party that pays for the remediation
 - Subject to:
 - 2.5% Issuance Fee
 - DOR Check
 - SB 1099 Accountability Act
- **Features:**
 - Sellable or Transferable
 - Carry forward 20 years

The party that pays for the remediation (project owner) receives the credits. This credit may be issued during the project up to 75% of the earned tax credit with the final 25% issued when project is complete and DNR issue “clean letter”

2.5% Issuance Fee – Promote Missouri Fund used to market the state to increase future related business interests in Missouri.

DOR Check – Credit is held and reviewed by Department of Revenue for any outstanding tax liability the recipient may have.

SB1099 – Requires recipient of tax credit to report information pertaining to the project for three years following the issuance of the tax credit.

No cap on funds

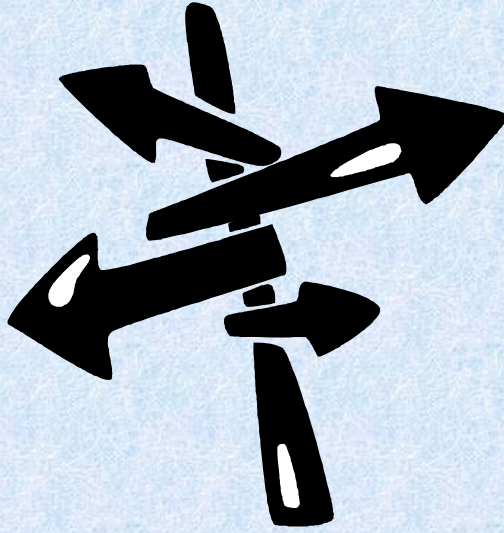
Issued over \$36M in FY 07

The credits are sellable or transferable with 20 year carry forward.

Other Benefits

Brownfield Program

- Brownfield Tax Benefits
 - Jobs/Investment credits
- Demolition Tax Credit



Benefits included in Brownfield Redevelopment Program.

1. Brownfield Remediation Credits
2. Brownfield Tax Benefits
3. Demolition tax credits

Brownfield Tax Benefits



- Brownfield Tax Benefits:
 - Up to \$1300 per new job
 - Credits provided for 2% of new investment
 - Up to 50% tax exemption
 - Provided 1-10 years
 - Local government must provide either tax abatement or tax increment financing (TIF)

For the tax benefits, local government must provide either real property tax abatement of at least 50% (for a minimum of 10 years) or tax increment financing.

Eligible project must create 10 new jobs or retain 25 or combination of

AND

Each eligible business must create at least 2 new jobs or retain at least 25 jobs and have a minimum of \$100,000 in investment.

The make up of the \$1300 is

\$500 each new job with an existing business

\$475 each new job with a new business

\$400 for each job exceeding 10 and each retained job exceeding

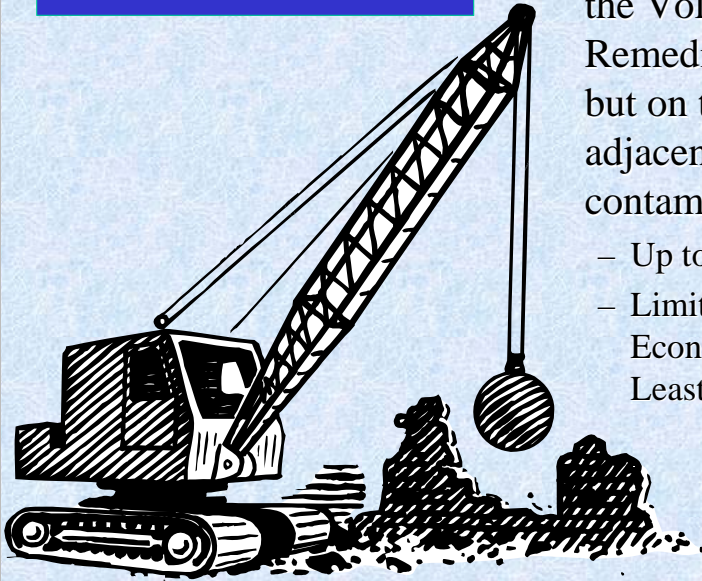
25

\$400 for each difficult to employ person

Credits provided for 2% of new investment over \$100,000 and a 50% income exemption.

These credits must be applied for at the time of the Remediation request and must be included in the state economic benefit.

Demolition Tax Credits



- Credits are provided for demolition not part of the Voluntary Remediation Activities but on the property or adjacent to the contaminated property.
 - Up to 100% of costs
 - Limited to the Net State Economic Benefit and Least Amount Necessary.

The Demolition tax credits were added to the program in 2000. The purpose of the credits is for demolition of properties, not part of the Voluntary Remediation activities, but that are on the same property where voluntary remediation activities are occurring or are adjacent to the contaminated site. The demolition needs to be part of an approved municipal or county government redevelopment plan. Again it is limited to the least amount necessary to make the project occur and will be considered in the same economic benefit as the remediation credits.

Questions

Contact Mark Pauley

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BROWNFIELD REDEVELOPMENT PROGRAM

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

PURPOSE

Provides financial incentives for the redevelopment commercial/industrial sites that are contaminated with hazardous substances and have been abandoned or underutilized for at least three years.

AUTHORIZATION

Sections 447.700 to 447.718, RSMo

ELIGIBLE AREAS

Statewide.

ELIGIBLE APPLICANTS

- ✓ The applicant cannot be a party who intentionally or negligently caused the release or potential release of hazardous substances at the project.
- ✓ If the property is not owned by a public entity, the city or county must endorse the project.
- ✓ The project must be accepted into the “Voluntary Cleanup Program” of the MO Department of Natural Resources.
- ✓ The project must be projected by DED to result in the creation of at least ten new jobs or the retention of 25 jobs by a private commercial operation.

HOW THE PROGRAM WORKS

The program authorizes several types of financial assistance for eligible projects:

- ✓ **Remediation Tax Credits**
DED may issue tax credits for up to 100% of the cost of remediating the project property. DED will issue 75% of the credits upon adequate proof of payment of the costs; the remaining 25% will not be issued until a clean letter has been issued by DNR.

- ✓ **Demolition Tax Credits**

DED may issue tax credits for up to 100% of the cost of non-remediation demolition costs. The demolition must be part of a city (or county) and state approved redevelopment plan.

- ✓ **Jobs and Investment Tax Benefits**

Businesses locating at the project that create new jobs to the state may receive (for up to ten years) tax credits in the amount of \$500 to \$1,300 per year for each new job created; 2% of new capital investment per year; and a 50% income exemption. To be eligible to receive these benefits, the city or county must provide at least 50% real property tax abatement for ten to 25 years.

ELIGIBLE USE OF TAX CREDITS

The tax credits can be applied to:

- ✓ Ch. 143 – Income tax, excluding withholding tax
- ✓ Ch. 147 – Corporate franchise tax
- ✓ Ch. 148 –
 - ✓ Bank Tax
 - ✓ Insurance Premium Tax
 - ✓ Other Financial Institution Tax

The remediation tax credit’s special attributes:

- ✓ Carryforward 20 years
- ✓ Sellable or transferable

The demolition tax credit’s special attributes:

- ✓ Carryforward 20 years

The jobs and investment tax credit has no special attributes. It must be applied to tax liability for the year it was earned.

FUNDING LIMITS

The total state costs of the project tax credits must be less than the projected state economic impact of the project, as determined by DED.

The amount of remediation and demolition tax credits issued must be the least amount necessary to cause the project to occur.

APPLICATION PROCEDURE

An applicant must submit an application to DED for determination of eligibility and requests for remediation tax credits, Brownfield tax benefits, and/or demolition tax credits.

An application must also be submitted to the Department of Natural Resources (DNR) for participation in the “Voluntary Cleanup Program”. Acceptance into this program is a requirement of the Brownfield Redevelopment Program.

Remediation that is performed prior to receipt of a written authorization for remediation tax credits from DED will not be eligible for tax credits and may jeopardize the project’s overall eligibility for the program.

Applications may be submitted year-round. Each application is reviewed on a case-by-case basis.

CONTACT



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Business and Community Services

Development Finance

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ADDITIONAL RESOURCES

Go to the department’s home page at www.missouridevelopment.org to obtain guidelines and forms for the Brownfield Redevelopment Program as well as a wealth of information regarding Missouri’s many other economic development programs and policies.

MISSOURI PROPERTY TAX ABATEMENT PROGRAMS

Missouri cities and counties may offer property tax abatement to private companies for certain urban redevelopment or industrial development projects.

Chapter 353 Redevelopment

Abatement of incremental real property taxes is available within areas deemed “blighted” under Chapter 353 tax abatement programs. “Incremental” property tax refers to the amount of increase in tax due to higher property valuations occurring in the project area after the completion of redevelopment. The increase or increment is based on the amount of property tax that was paid in the project area in the “base year”, typically the year before work on the redevelopment began.

Supporting Organizations

An Urban Redevelopment Corporation is created under the general corporations laws of Missouri and, once created, it has the power to operate one or more redevelopment projects pursuant to a redevelopment plan approved by the governing body of the local municipality in which the project(s) is located. The corporation must take title to the property to be redeveloped.

Financial Resources

During the first 10 years after the “base year”, 100% of the incremental property taxes may be abated. During the next 15 years, up to 50% of the incremental property taxes may be abated, in effect, creating a redevelopment plan to which the municipality provides tax abatement to the Redevelopment Corporation for up to 25 years.

Chapter 100 Industrial Development

Missouri Law (Sections 100.010 to 100.200 Missouri Revised Statutes) authorizes municipalities to issue Industrial Development Bonds (IDBs) to finance industrial development projects for private corporations, partnerships or individuals (the “Company”). IDBs issued by a municipality do not require voter approval, and may be issued as tax-exempt or non tax-exempt (taxable). It is upon the issuance of taxable Chapter 100 IDBs that local ad valorem taxes on bond-financed property may be abated, resulting in a significant financial incentive package your community may offer to new industrial prospect companies.

Supporting Organizations

The government of the local municipality (city, town, county, etc.) issues the IDBs, and must maintain legal ownership of the property while the bonds are outstanding in order for the property to be eligible for tax abatement.

Typical Budget Items

IDB's are issued to finance various industrial projects, including:

1. Costs of industrial plants, warehouses, distribution facilities
2. Research and development facilities, office industries, services facilities providing interstate commerce
3. Agricultural processing industries
4. Land, buildings, fixtures and machinery in connection with the IDB-financed development project

Financial Resources

Full or partial abatement of real property or personal property tax on the industrial development project for up to the total period the IDB's are outstanding. The municipality and the company may determine partial tax abatement is desirable, and the company may agree to make "payments in lieu of taxes to the municipality under a negotiable grant agreement. In a typical IDB transaction, the company will convey to the municipality fee simple title to the site on which the industrial development project will be located. At the same time, the municipality will lease the project site, together with all improvements thereon back to the company pursuant to a lease agreement. Included in the lease agreement will be the requirement that the company, acting on behalf of the municipality, to use the proceeds of the IDB's to purchase and construct the project. The company will be unconditionally obligated to make payments in amounts that will be sufficient to pay principal and interest on the IDB's as they become due.



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Missouri Department of Economic Development Local & State Supplemental Development Funding Sources

"New Revenue" programs: *Special Assessment; Add-on Sales Tax; Tax Abatement and Tax Increment Financing*



Ancillary Local Funding Sources

- Community Improvement District
 - Sales tax, property assessment, fees, etc. for public improvements

- Neighborhood Improvement Dist.
 - General Obligation Bonds of the municipality finances public facilities, improvements.



Ancillary Local Funding (Con't)

- Transportation Development Dist.
 - Sales tax, special assessments; tolls; fees, etc. for transportation-related improvements
 - Plan must be approved by MoDOT

- Ch. 67 Local Option E.D. Sales Tax
 - ½% add on sales tax mostly for infrastructure, marketing, training
 - No retail, except in downtown or historic area
 - Voter approval-simple majority



Ancillary Local Funding (Con't)

- Ch. 353 Property Tax Abatement
 - Urban Redevelopment Corporation created-takes title to subject property
 - Up to 25 years, 100% to 50% property tax abatement
 - Must be Blighted (as defined)
- Ch. 100 Industrial Development Bond
 - Issued by municipality-no voter approval
 - Municipality maintains ownership until retired
 - Tax exempt or non-tax exempt bonds
 - May abate ad valorem tax on financed property if non-tax exempt for significant tax benefit



Missouri Tax Increment Financing Programs

- Local Development Programs
 - Local TIF

- State Supplemental Development Financing (State Revenues)
 - State TIF
 - MODESA
 - Downtown Preservation



Advantages of Development Incentives

- For Municipalities:
 - Increased bond / loan investor security
- For Developers:
 - Enhances potential return and attracts investors



How TIF Works

Captures a portion of the NEW taxes generated by the development over a predetermined number of future years to help pay some of the costs associated with the project



Types of taxes captured

- Sales and Use Taxes ("EATs")
- Property Taxes ("PILOTs")
- State Income Tax Withholdings
 - Earnings Tax St. Louis & KC sometimes

One or more types of tax may be captured, depending on the specific TIF program employed, and on the type of development planned



TIF Key Definitions

- Comprehensive Plan
- Redevelopment Plan
- Redevelopment Project Area
- Blighted Area
- Conservation Area
- Economic Development Area



Local TIF

- 99.800 – 99.865 RSMo
- The “Original” TIF, enacted in 1982
- 300 Projects in 60 municipalities*
- \$457 MM PILOTs & EATs captured*
- \$3.135 Billion total TIF-eligible expenditures to date*

*locally submitted 2006 Annual Report data



Establishing a Local TIF

- Municipality creates TIF Commission
- Redevelopment Plan/Projects approved by Commission and ordinance
- Blight, Conservation, Economic Development Area designated by ordinance.



State Supplemental TIF

- Provides additional funding from state tax incremental sources
- Annual cap: \$32,000,000
(annual appropriation may be less)
- “Final Option” gap financing



State TIF

- “Must Haves”...
 - Local TIF in place
 - RPA must be “Blighted”
 - RPA must be in a State Enterprise Zone, (or EEZ) Federal Empowerment Zone, Urban Core Area or Central Business District
 - Have at least one building 50+ years old
 - Declining population or property tax past 20 years



State TIF

- Local Participation Requirements
 - Local TIF capturing at least 50% EATs and 100% PILOTs
- State Participation (up to 23 years)
 - Up to 50% state G.R. Sales Tax (3%) increment
 - Up to 50% of state income tax withholdings increment (based on AGI)
 - Choose one or the other in application



Some St. TIF Restrictions

- Retail Restriction:
 - Increment attributed to retail sales must be net new to the state (DED and MDFB concurrence)
- Displacement Restriction
 - Displaced (pre-existing) state sales or income tax revenues are not capturable (DED and DOR evaluates)



MODESA

- Missouri Downtown Economic Stimulus Act – 99.915 – 99.1060
 - Available in more areas than State TIF
 - May be used in or near the “Historic Downtown” of any Missouri city with median annual income \$62,000 or less
 - Enacted in 2003



MODESA Eligible Areas

- Blighted or Conservation Area
- In or near CBD with at least 50% buildings 35 or more years old
- Cannot exceed 10% entire area of municipality
- Not in a floodplain unless protected by a USACE levee



MODESA Criteria

Population Spread	Minimum Project Cost	New Jobs Created
300,000 +	\$10,000,000	100 +
100,000 to 299,999	\$5,000,000	50 +
50,001 to 99,999	\$1,000,000	10 +
$\leq 50,000$	\$500,000	5 +



MODESA Participations

- Local Participation (up to 25 years)
 - Local TIF with min. 50% EATs & 100% PILOTs increment; or,
 - Comparable amount of local funds from the municipality or a NFP org.
 - Combination of the above two on a dollar-for-dollar basis



MODESA Participations

- State Participation (up to 25 years)
 - Up to 50% state incremental G.R. sales tax (3%); or,
 - Up to 50% state incremental income tax withholdings, based on AGI; or,
 - Combination of both



Downtown Preservation

Missouri Downtown Revitalization Preservation Program

- Substantially Similar to MODESA
 - Significant advantage to smaller towns
 - New minimum \$250,000 project cost
 - Elimination of “new job created” requirement
 - Limits local commitment to 50% of new sales tax increment, no property tax increment capture requirement
 - No Development Authority or Commission required – Local governing body approves Redevelopment Plan and Project by ordinance



Downtown Preservation Criteria

Annual Cap: \$15,000,000

(Yearly allocation may be less)

Population Spread	Estimated Project Cost Minimum
100,000 – 199,999	\$5,000,000
50,000 – 99,999	\$1,000,000
10,000 – 49,999	\$500,000
1 – 9,999	\$250,000



Downtown Preservation Participations

- Local Participation (up to 25 years)
 - Local TIF with at least 50% of local sales tax increment captured
- State Participation (up to 25 years)
 - Up to 50% of incremental state G. R. (3%) sales tax



Current Active St. TIF Projects

Funding recap:

- KC Midtown - \$37,350,264
- St. Louis Convention Hotel - \$21,388,777
- Riverside L-385 Levee - \$35,000,000
- Springfield Jordan Valley - \$16,449,258
- KC Pershing Road IRS Center - \$77,200,000
- Branson Landing - \$54,660,000
- KC 1200 Main H & R Block - \$62,671,479
- Independence Crackerneck Crk. - \$40,569,934
- Excelsior Spgs. Elms Hotel & Spa - \$800,000
- KC East Village - \$33,267,565
- St. Louis County NorthPark \$40,138,601



Current Approved Projects

State funding recap MODESA, MORESA,
Downtown Preservation

- KC Live! MODESA - \$108,815,850

Downtown Preservation

- Springfield College Station/Heer's Twr.
Redevelopment - \$7,167,590

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Thanks!!

Hal Van Slyck

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MISSOURI QUALITY JOBS PROGRAM

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

PURPOSE

Facilitate new quality jobs by targeted business projects.

AUTHORIZATION

Section 620.1875-620.1900, RSMo

ELIGIBLE AREAS

Anywhere in the state of Missouri.

ELIGIBLE BUSINESSES

For-profit and non-profit businesses except for gambling, retail trade, food and drinking places, utilities regulated by the Public Service Commission, companies that are delinquent in non-protested taxes or other payments (state, federal or local), or any company that has filed for or has publicly announced its intention to file for bankruptcy. The average wage of the new jobs must equal or exceed the county average wage (as published by DED), and the company must offer health insurance and pay at least 50% of the premium.

- ✓ Average Wage: Total annual payroll of the new jobs divided by the average annual number of new jobs.

To qualify, the company must create a minimum number of new jobs at the project facility prior to the “deadline” date, based on the type of project:

- ✓ Small/Expanding businesses:
 - ✓ Rural areas: 20 or more new jobs within two years of the date of the DED proposal.
 - ✓ Non-rural areas: 40 or more new jobs within two years of the date of the DED proposal.
**Non-rural areas would include the counties of Boone, Buchanan, Clay, Greene, Jackson, St. Charles, and St. Louis city and county.*
- ✓ Technology businesses (classified by NAICS codes):
 - ✓ 10 or more new jobs within two years of the date of the DED proposal.
- ✓ High Impact businesses:
 - ✓ 100 or more new jobs within two years of the date of the hiring of the first new job, and the first new job must be within one year of the date of the DED proposal.

PROGRAM BENEFITS

For “Small/Expanding” businesses, the benefits of the program are the retention of the state withholding tax of the new jobs. For “Technology” and “High Impact” businesses, the benefits of the program are (a) the retention of the state withholding tax of the new jobs; and (b) state tax credits, which are refundable and/or sellable. The program benefits are based on a percentage of the payroll of the new jobs. The program benefits are not provided until the minimum new job threshold is met and the company meets the average wage and health insurance requirements. The program benefits are calculated as follows:

- ✓ Small/Expanding businesses:
 - Retain 100% of the withholding tax of the new jobs, each year for:
 - ✓ **Three** years - if the average wage of new jobs is 100-119% of county average wage or
 - ✓ **Five** years - if the average wage of new jobs is 120%+ of county average wage.
- ✓ Technology businesses:
 - **5%** of the payroll of the new jobs each year for five years; **plus:**
 - ✓ “Average Wage Bonus”.
 - Maximum annual tax credits per company are \$500,000. No limit on the withholding tax.
- ✓ High Impact businesses:
 - **3%** of the payroll of the new jobs each year for five years; **plus:**
 - ✓ “Average Wage Bonus”
 - ✓ “Local Incentives Bonus”
 - Maximum annual tax credits per company are \$750,000 (or \$1 million, if approved by the Quality Jobs Task Force). No limit on the withholding tax.

“Average Wage Bonus” (company average wage as a percentage of county average wage):

 - ✓ Greater than 120% and up to 140%: **1/2 %** bonus of payroll of the new jobs.
 - ✓ Greater than 140%: **1%** bonus of payroll of the new jobs.

“Local Incentives Bonus” (amount of local incentives provided to the project as a percentage of the amount of new local tax revenues derived from the project, over 10 years):

 - ✓ 10-24%: **1%** bonus of payroll of the new jobs.
 - ✓ 25-49%: **2%** bonus of payroll of the new jobs.
 - ✓ 50% or more: **3%** bonus of payroll of the new jobs.

Each time the business meets the minimum new job threshold, it may start a new five-year period (three-year for small/expanding businesses) for the net new jobs created. There is no limit on the number of periods a company may use the program, as long as a new Notice of Intent is completed and minimum new job thresholds and other program qualifications are met.

“New jobs” are defined as full-time (35 or more hours/week), year-around employees of the company that are employed at the project facility, based on the increase from the “base employment” (the average employment for the twelve months prior to the date of DED’s approval of the Notice of Intent). In the event the company (or a related company) reduced jobs at another facility in Missouri with related operations, the new jobs at the project facility would be reduced accordingly.

ELIGIBLE USE OF TAX CREDITS

This tax credit can be applied to Chapter 143 (state income tax, excluding withholding tax) and Chapter 148 (financial institutions tax). Tax credits can only be applied to tax liability for the year in which they were earned. Any unused balance is refundable. The credits may also be transferred, sold or assigned.

FUNDING LIMITS

There is no annual cap on the retained withholding taxes. Tax credits issued for the entire program shall not exceed \$12,000,000 per calendar year, and are provided on a first-come basis.

APPLICATION PROCEDURE

Upon the submission of a "Notice of Intent" by the business, DED will issue a confirmation to the business that will:

- ✓ Confirm that the type of project/business is eligible.
- ✓ Establish the date "base employment" is calculated.
- ✓ Reserve the estimated tax credits for the project.
- ✓ Establish the 2-year "deadline" date for the creation of the minimum new jobs to be eligible for the program.

REPORTING

On an annual basis, the business must submit a report documenting the new jobs created, the total payroll, and confirming that the business meets the health insurance requirements for the new jobs.

SPECIAL PROGRAM REQUIREMENTS

- ✓ A business cannot earn benefits for the same new jobs at the project facility under this program if earning benefits under any of the following state programs:
 - ✓ Missouri Enterprise Zone program or Enhanced Enterprise Zone program
 - ✓ Business Facility program
 - ✓ Rebuilding Communities program
 - ✓ Brownfield Jobs and Investment tax credits
- ✓ If a business utilizes the New Jobs Training Bond program, the Quality Jobs benefits would not include the withholding taxes but only the state tax credits.

Estimated state withholding taxes, based on adjusted gross income ("AGI"):

- ✓ AGI of \$19-25,000: 1.4%
- ✓ AGI of \$25-30,000: 2.3%
- ✓ AGI of \$30-35,000: 2.5%
- ✓ AGI of \$35-40,000: 2.7%
- ✓ AGI of \$40-50,000: 2.9%
- ✓ AGI of \$50-70,000: 3.1%
- ✓ AGI of \$70-85,000: 3.3%
- ✓ AGI of \$85-100,000: 3.4%
- ✓ AGI of \$100,000+: 3.7%

County average wages (effective until 7/1/08):

Average county wages based on Census of Employment and Wages, MERIC. Updates to be made annually. Use 2,080 hours per year when converting from annual to hourly wages.

County	Average Annual Wage	County	Average Annual Wage	County	Average Annual Wage
ADAIR	\$23,258	GREENE	\$31,529	OZARK	\$17,501
ANDREW	\$22,791	GRUNDY	\$25,550	PEMISCOT	\$23,651
ATCHISON	\$21,373	HARRISON	\$18,929	PERRY	\$27,626
AUDRAIN	\$28,635	HENRY	\$26,133	PETTIS	\$26,886
BARRY	\$28,000	HICKORY	\$17,348	PHELPS	\$25,603
BARTON	\$24,316	HOLT	\$23,410	PIKE	\$26,006
BATES	\$22,730	HOWARD	\$20,492	PLATTE	\$34,805
BENTON	\$19,620	HOWELL	\$24,661	POLK	\$22,671
BOLLINGER	\$21,283	IRON	\$33,974	PULASKI	\$21,982
BOONE	\$29,082	JACKSON	\$42,769	PUTNAM	\$19,030
BUCHANAN	\$31,947	JASPER	\$29,549	RALLS	\$29,897
BUTLER	\$24,734	JEFFERSON	\$28,432	RANDOLPH	\$26,825
CALDWELL	\$23,812	JOHNSON	\$24,866	RAY	\$23,688
CALLAWAY	\$32,596	KNOX	\$20,557	REYNOLDS	\$27,252
CAMDEN	\$25,102	LACLEDE	\$25,549	RIPLEY	\$17,804
CAPE GIRARDEAU	\$30,444	LAFAYETTE	\$23,415	ST CHARLES	\$36,148
CARROLL	\$23,233	LAWRENCE	\$24,158	ST. CLAIR	\$20,370
CARTER	\$16,701	LEWIS	\$23,470	STE. GENEVIEVE	\$31,066
CASS	\$27,571	LINCOLN	\$28,740	ST. FRANCOIS	\$23,699
CEDAR	\$19,570	LINN	\$25,081	ST LOUIS	\$45,835
CHARITON	\$23,016	LIVINGSTON	\$25,183	SALINE	\$26,015
CHRISTIAN	\$24,127	MCDONALD	\$23,771	SCHUYLER	\$18,531
CLARK	\$19,464	MACON	\$22,987	SCOTLAND	\$19,395
CLAY	\$39,539	MADISON	\$22,197	SCOTT	\$25,456
CLINTON	\$24,681	MARIES	\$23,620	SHANNON	\$17,874
COLE	\$32,221	MARION	\$28,283	SHELBY	\$22,715
COOPER	\$26,107	MERCER	\$28,574	STODDARD	\$24,356
CRAWFORD	\$25,886	MILLER	\$24,570	STONE	\$22,604
DADE	\$22,562	MISSISSIPPI	\$23,393	SULLIVAN	\$28,953
DALLAS	\$19,083	MONITEAU	\$22,863	TANEY	\$23,399
DAVISS	\$21,001	MONROE	\$20,355	TEXAS	\$21,938
DEKALB	\$21,671	MONTGOMERY	\$23,636	VERNON	\$26,212
DENT	\$25,471	MORGAN	\$20,669	WARREN	\$28,277
DOUGLAS	\$23,247	NEW MADRID	\$33,485	WASHINGTON	\$21,341
DUNKLIN	\$23,395	NEWTON	\$32,259	WAYNE	\$18,972
FRANKLIN	\$30,327	NODAWAY	\$27,067	WEBSTER	\$24,325
GASCONADE	\$22,533	OREGON	\$19,687	WORTH	\$17,817
GENTRY	\$21,565	OSAGE	\$25,128	WRIGHT	\$21,756
				ST. LOUIS CITY	\$47,894

Statewide average of \$37,379 applicable to any county over the statewide average.

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ADDITIONAL RESOURCES

Go to the department's home page at

www.missouridevelopment.org to obtain guidelines and forms for the Missouri Quality Jobs Program as well as a wealth of information regarding Missouri's many other economic development programs and policies.

Local Tax Increment Financing

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

Purpose

Local Tax Increment Financing (Local TIF) permits the use of a portion of local property and sales taxes to assist funding the redevelopment of certain designated areas within your community. Areas eligible for Local TIF must contain property classified as a “Blighted”, “Conservation” or an “Economic Development” area, or any combination thereof, as defined by Missouri Statutes.

Authorization

The “Real Property Tax Increment Allocation Redevelopment Act” is codified in Sections 99.800 to 99.865 RSMo (the “TIF Act”). Enacted by the Missouri General Assembly in 1982, the Act has been amended frequently throughout its existence.

Typical Budget Items

Local TIF may be used to pay certain costs incurred with a redevelopment project. Such costs may include, but are not limited to:

- Professional services for studies, plans, financial management, legal
- Land acquisition and demolition of structures
- Rehabilitating, repairing existing buildings on the site
- Building necessary new infrastructure for the development site area
- Relocation of resident and business occupants located in the area

Supported by Local Tax Incremental Revenues

The idea behind Local TIF is the assumption that property and/or local sales taxes (depending upon the type of redevelopment project) will increase in the designated area after redevelopment. A portion of the increase of these taxes collected in the future (up to 23 years) may be allocated by your municipality to help pay for the redevelopment.

Responsibilities of the Governing Body of the Municipality and the Local TIF Commission

Missouri’s TIF Act defines “municipality” as an incorporated city, town, village or county. The governing body of your municipality is required to establish a TIF Commission, composed of certain members including representatives of other local taxing authorities within the redevelopment project area. The municipality is also responsible for the approval of ordinances (resolutions if a county) that establish a comprehensive Redevelopment Plan, and for approval of the specific TIF Redevelopment Project. Responsibilities of the TIF Commission are many, and may include working with the local government in creating the Redevelopment Plan and TIF Redevelopment Project parameters, holding required public hearings, preparing or commissioning economic impact reports and revenue projections, blight studies and other documents to justify the need for TIF and as required by state statutes governing Local TIF projects.

Local TIF in Missouri

As of December 31, 2006, approximately 270 Local TIF projects are in various stages of development in more than 60 Missouri communities.

Contact

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Additional Resources

Go to the department's home page at www.missouridevelopment.org to obtain further information on specific Local TIF projects in Missouri

HISTORIC PRESERVATION TAX CREDIT PROGRAM

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

PURPOSE

Provide an incentive for the redevelopment of commercial and residential historic structures in Missouri.

AUTHORIZATION

Sections 253.545 to 253.561, RSMo

HOW THE PROGRAM WORKS

The program provides state tax credits equal to 25% of eligible costs and expenses of the rehabilitation of approved historic structures.

ELIGIBLE AREAS

Statewide.

ELIGIBLE APPLICANTS

Any taxpayer is eligible to participate in this program. Not-for-profit entities and government entities are ineligible.

ELIGIBLE USE OF TAX CREDITS

This tax credit can be applied to:

- ✓ Ch. 143 – Income tax, excluding withholding tax
- ✓ Ch. 148 –
 - ✓ Bank Tax
 - ✓ Insurance Premium Tax
 - ✓ Other Financial Institution Tax

This credit's special attributes:

- ✓ Carryback 3 years
- ✓ Carryforward 10 years
- ✓ Sellable or transferable

APPLICATION PROCEDURE

An application is submitted to DED, which will then submit the information to the State Historic Preservation Office to determine the eligibility of the property and proposed rehabilitation, based on the standards of the US Department of the

Interior. There are no application deadlines, and the program is non-competitive.

SPECIAL PROGRAM REQUIREMENTS

An eligible property must be:

- ✓ listed individually on the National Register of Historic Places;
- ✓ certified by the MO Department of Natural Resources as contributing to the historical significance of a certified historic district listed on the National Register; or
- ✓ of a local historic district that has been certified by the US Department of the Interior.

The costs and expenses associated with the rehabilitation must exceed 50% of the total basis of the property (acquisition cost).

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ADDITIONAL RESOURCES

Go to the department's home page at www.missouridevelopment.org to obtain guidelines and forms for the Historic Preservation Tax Credit Program as well as a wealth of information regarding Missouri's many other economic development programs and policies.

DOWNTOWN REVITALIZATION PRESERVATION PROGRAM

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

PURPOSE

Facilitate the redevelopment of downtown areas and the creation of jobs by providing essential public infrastructure.

AUTHORIZATION

Sections 99.1080 to 99.1092, RSMo
(SB 210, 2005)

ELIGIBLE AREAS

Redevelopment area must be classified as “blighted” or a “conservation area”, shall not exceed 10% of the entire geographic area of the municipality and must be located in a “central business district.” At least 50% of the buildings in the central business district must be 35 years old or older. Other restrictions apply.

ELIGIBLE APPLICANTS

Municipalities with a population of 200,000 inhabitants or less, and median household income of sixty-two thousand dollars or less.

HOW THE PROGRAM WORKS

A portion of the new state and local taxes created by a redevelopment project can be diverted to fund eligible public infrastructure and related costs for a period of up to 25 years. The local match must be, at a minimum, 50% of the newly generated local sales taxes.

ELIGIBLE PROJECTS

Redevelopment projects that promote tourism and cultural activities that further the objectives of the redevelopment plan and for which the capital investment is:

Population of Municipality	Estimated Project Costs
100,000 to 199,999	\$5,000,000
50,000 to 99,999	\$1,000,000
10,000 to 49,999	\$500,000
1 to 9,999	\$250,000

FUNDING LIMITS

- ✓ A development project will not receive funds until it generates increment.
- ✓ A development project cannot receive more than half of the increased amount of state sales tax it generates.
- ✓ Disbursements combined with other state funding or incentives may not exceed projected state-benefit.
- ✓ The program is limited in any year to the amount appropriated. In any event the amount of disbursements may not exceed \$15,000,000.
- ✓ In the event appropriations from the fund are not adequate to cover approved disbursements, projects will receive a pro-rata share of increment.

APPLICATION PROCEDURE

Municipalities submit an application to the Department of Economic Development (DED). If a project is approved for funding, DED will issue a Certificate of Approval outlining the terms of the financing. Applications may be submitted at any time of the year, but only after approval of the local development plan and prior to the commencement of the project (either construction or bond financing).

EVALUATION CRITERIA

DED’s approval will be based on criteria that include:

- ✓ Meeting all eligibility requirements;
- ✓ Demonstrating the need for the public infrastructure in order for the project to occur;
- ✓ Demonstrating the need for the funding, such that the projected return on investment by the developer is below market standards without state/local subsidy, and that such subsidy is the least amount necessary to cause the project to occur;
- ✓ Demonstrating that the developer/businesses can successfully implement the project based on prior experience and financial viability;
- ✓ A positive net state fiscal benefit (deducting all state costs/incentives related to the project); and
- ✓ Availability of funding based on state appropriations.

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ADDITIONAL RESOURCES

Go to the department's home page at

www.missouridevelopment.org to obtain

guidelines and forms for Downtown Preservation

as well as information regarding Missouri's

many other economic development programs and

policies.

“CHAPTER 353” TAX ABATEMENT

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

PURPOSE

“Chapter 353 Tax Abatement” is an incentive that can be utilized by cities to encourage the redevelopment of blighted areas by providing real property tax abatement and eminent domain.

AUTHORIZATION

Chapter 353 of the Revised Statutes of Missouri (the “Urban Redevelopment Corporation Law”).

HOW THE PROGRAM WORKS

Tax abatement is available for a period of 25 years, which period begins to run when the Urban Redevelopment Corporation takes title to the property. During the first 10 years, the property is not subject to real property taxes except in the amount of real property taxes assessed on the land, exclusive of improvements, during the calendar year preceding the calendar year during which the Urban Redevelopment Corporation acquired title to the real property. 353.110.1, RSMo. If the property was tax exempt during such preceding calendar year then the county assessor is required to assess the land, exclusive of improvements, immediately after the urban redevelopment corporation takes title. During the next 15 years, the real property may be assessed up to 50% of its true value. 353.110.2, RSMo. This means that the city may approve a development plan, which provides full tax abatement for 25 years.

Payments in lieu of taxes (PILOTS) may be imposed on the urban redevelopment corporation by contract with the city. PILOTS are paid on an annual basis to replace all or part of the real estate taxes, which are abated. The PILOTS must be allocated to each taxing district according to their proportionate share of ad valorem property taxes. 353.110.4, RSMo.

ELIGIBLE AREAS

Tax abatement under the Urban Redevelopment Corporations Law is only extended to real property that has been found to be a “blighted area” by the city. For purpose of 353 tax abatement the term “blighted area” is defined as:

That portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, have become economic and social liabilities, and such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes. 353.020 (2), RSMo.

Real Property may be property found to be blighted even though it contains improvements, which by themselves do not constitute blight. (*Maryland Plaza Redevelopment Corporation v. Greenberg*, 594S.W.2d 284 (1979).) Tax abatement may also be extended to a tract of real property, which by itself does not meet the definition of a blighted area if such tract is necessary to the redevelopment project and the area on the whole constitutes a blighted area. (*Parking systems, Inc. v. Kansas City Downtown Redevelopment Corporation*, 518 S.W.2d 119(1974).

ELIGIBLE APPLICANTS

Tax abatement is only available to for-profit “urban redevelopment corporations” organized pursuant to the Urban Redevelopment Corporations Law. The articles of association of urban redevelopment corporations must be prepared in accordance with the general corporations laws of Missouri and must contain certain items set forth in Section 353.030, RSMo. of the Urban Redevelopment Corporations Law. There are also special requirements for life insurance companies operating as urban redevelopment corporations. 353.040, RSMo.

APPLICATION PROCEDURE

Urban redevelopment corporations have the power to operate one or more redevelopment projects; however such projects must be pursuant to a development plan which has been authorized by the city after holding a public hearing on the development plan. 353.060, RSMo. It may acquire property in its own name or in the name of nominees by gift, grant, lease, purchase, eminent domain or otherwise. 353.130, RSMo. It may borrow funds and secure the repayment by mortgage. 353.150, RSMo.

Urban redevelopment corporations are required to maintain reserves for depreciation, obsolescence and the payment of taxes. 353.090, RSMo. The purpose of this requirement is to ensure that the redevelopment does not become blighted again.

SPECIAL PROGRAM REQUIREMENTS

The urban redevelopment corporation must carefully plan the point in time in which it takes title to real property to ensure that it maximizes the benefits of 353 tax abatement. The 25 years starts to run as soon as the urban redevelopment corporation takes title. Unless the current improvements on the real property have a significant assessed value, the urban redevelopment corporation should not take title to the real property until the improvements to be made under the redevelopment project are completed. Until that time, title to the real property may be held by a related entity.

The urban redevelopment corporation may exercise the power of eminent domain to acquire any interest in any real property which is necessary to the redevelopment plan; provided that the city has granted the power of eminent domain to the corporation. 353.130, RSMo.

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ADDITIONAL RESOURCES

Go to the department's website at www.missouridevelopment.org to obtain a wealth of information regarding Missouri's many other economic development programs and policies.

MISSOURI ECONOMIC ASSISTANCE CENTER

provides program summaries on resources that are available through the Department of Economic Development that maybe of assistance to your business or community. Visit the web site at www.missouridevelopment.org/business/economicasstancenter.

MISSOURI LOCATION ONE is an internet-based searchable system that shows available buildings and sites across Missouri. This system allows location consultants and company owners to evaluate Missouri communities from across the nation quickly and at no cost. This system can be accessed at www.missouridevelopment.org.

CDBG PROGRAM

DOWNTOWN REVITALIZATION

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

PURPOSE

The Community Development Block Grant Program (CDBG) offers grants to Missouri communities to improve local facilities, address health and safety concerns, and develop a greater capacity for growth. This category provides assistance to improve the condition of a community's downtown area.

AUTHORIZATION

42 USC § 5301 et seq., 24 C.F.R. Part 570; and Missouri's "Consolidated Plan" submitted to the U.S. Department of Housing and Urban Development.

ELIGIBLE APPLICANTS

State CDBG funds are only available to cities and counties in non-entitlement areas. A non-entitlement area is a city with population less than 50,000 and/or a county with population less than 200,000.

ELIGIBLE USE OF FUNDS

Public infrastructure and improvements that will significantly contribute to the revitalization or redevelopment of the downtown. These improvements may include, but are not limited to, water, sewer, electric, gas, sidewalks, curb cuts, street paving, parking, lighting, professional services and administration activities. Marketing costs are not eligible.

APPLICATION PROCEDURE

Communities interested in applying for grant assistance should complete a CDBG application. The application cycle is open year-round with no deadline date and is based upon availability of funds. Applications are rated on need, project impact, local effort, and past efforts. Applicants must score a minimum of 65 points out of 100 to gain a recommendation for award.

FUNDING LIMITS

The maximum amount any applicant can apply for is \$400,000.

SPECIAL PROGRAM REQUIREMENTS

- ✓ Funding is based on several factors. These include, but are not limited to, developing and utilizing adopted design guidelines, maintaining an active downtown organization capable of providing a coordinated redevelopment strategy, and tailoring the public improvements to be a planned and incremental part of a comprehensive revitalization process. Public improvements must be part of a comprehensive redevelopment process such as the Main Street approach, which balances activities in four basic areas: organization, promotion, design, and economic restructuring. The rehabilitation of historic properties must conform to the Secretary of the Interior's Standards.
- ✓ The Downtown Revitalization Program requires \$1 of private investment committed for every \$1 of CDBG funds requested. Although there is no local match requirement, successful applicants often include local cash and in-kind to support the projects.
- ✓ Downtown revitalization must benefit at least 51% LMI (low to moderate income benefit), or be slum and blight clearance.

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Additional Resources

Go to the department's home page at www.missouridevelopment.org to obtain guidelines and forms for the CDBG Downtown Revitalization Program as well information regarding Missouri's many other economic development programs and policies.

RESTORATION OF A DREAM, BLESSING AND LEGACY



HOWARDVILLE HIGH SCHOOL
HOWARDVILLE, MO

Where is Howardville, Missouri

 State of Missouri



Howardville Community Betterment

“Make A Difference in Someone’s Life, Volunteer”

- History – Incorporated in 1953 as a Village, but has since become a 4th Class Town.
 - 1870.30 Acres
 - Founder – Travis B. Howard
 - Dream – Develop a thriving new Community for poor Black sharecroppers and tenant farmers who had no where else to go after the mechanization of farming.
 - First Mayor – 6 total – 2006
 - Mayor Willie B. Hamilton - 1975
City Streets, Lights, Sewage, Water
 - Current Mayor – Clennon Farr
 - Housing Additions, Fire & Safety Center
- Current Infrastructure – In need of replacement



Howardville Community Betterment

- 1975 – Citizens formed a beautification committee.
- 1996 – revised committee, bylaws
- July 31, 1997- incorporated with the state of Mo.
- 1998 – 2001- received a grant from U.S. EPA – Child Health Champion
- Fall of 2001 – Granted 501 © 3 – IRS
- 2005 – Received an EJSG
- 2006 - Entered Mo. Community Betterment competition
- 1st Place – Youth Involvement
- 2nd Place -Community



Howardville Community Betterment Making a Difference in the lives of others

- Howardville – located in New Madrid co.
- Designated as a medically underserved area & as a primary health professional shortage area.
- Environmentally overburden
- 99.7% AA – 2% Indian – 1% - Caucasian
- Very low to no socio-economic opportunities – No tax base
- 85% low income – 15% moderate income
- Gross Poverty, Apathy, Deterioration,



Howardville Community Betterment

“Making a Difference in the Lives of others”

- Exploitation and Degradation.
- This descriptive is prevalent on sight.
- Respiratory infection rates are higher than other communities in the county.
- Cancer, Diabetes, Asthma, ADHD,
- High levels of Sewage gas – summer
- Asthma & Allergy triggers – Weeds
- Asbestos and Lead Issues



Goal / Objective/ Outcome

Goal: Restoring the Old Howardville School/
Multi-Purpose Center.

Objective:

- To develop more effective solutions to restore the building through grants, partnerships, meaningful involvement of residents and volunteer strategies.

Outcomes:

- 75% Increase in Parent awareness of Environmental hazards within the Howardville School.
- 85% Decrease in Preventable Illnesses.
- Sustainable & Empowered Community



Howardville School

Facts of History

Lets Take a Brief Journey, Back in Time

- Prior to 1958 New Madrid county schools were still much segregated.
- Various land owners and business men in the county decided, in keeping with “separate but equal” policy, to build a school for the “colored” students.
- The Howard Family (Travis B. Howard) owned a substantial tract of land along State Hwy. 61



Historical Facts

- Howardville was in its early stages of development. This was thought to be an ideal location for the new “colored” school.
- A plan was developed to build a new High School for the “colored” students in the district.
- The plan was approved by the Board of Education; with construction completed, the doors to East Lilbourn High School (East High) opened and the first classes began in the fall of 1958.



Historical Facts

- 1959- first graduating class of East High.
- 1964 – Lilbourn, Parma and Bernie offered integration as a “choice” to the “colored” students in their districts.
- Amid transportation barriers and other inconveniences, in 1964 the name East Lilbourn was changed to Howardville High School.
- The first graduating class of Howardville High School was the class of 1965.
- 1966 – Class 2A State Champs 2nd Place Howardville Hawks.



Historical Facts

- Integration continued to be a choice until 1968, when the decision was made to completely integrate the schools.
- The final graduating class from Howardville High School was the Class of 1968.
- In the fall of 1968 the Howardville High School and Howardville Elementary School were merged into the Lilbourn School system.



New Madrid Co. West Campus

- With Integration in full swing, the Howardville School was used as the West Campus until a new Pod could be built on the NMCC R-1 School district campus.
- The Howardville School was officially closed in 1985. Used as a storage for a few years.
- July 26, 1988 – Inspected for Asbestos. It was found in the floor tiles of the dressing rooms in the gym and the kitchen.
- Summer of 1991- re-inspected – asbestos was found in the fire doors and the mastic vinyl baseboards



Historical Facts

- Finally in 1992 was sold to the Howardville Community under the leadership of Mayor Simon Wofford for \$1.00 - to be owned by the community and it heirs, forever.
- In 1996 the Howardville Community Betterment revised its bylaws and incorporated with the State of Mo.
- 1997 – applied for a Neighborhood Assistance grant – strongly supported by congressmen. New Mayor had other ideas for the school. TEAR IT DOWN



Architectural Report – March 2001

- Report highlighted the Phase 1 from the MoCAP Assessment now underway by the citizens of Howardville.
- The facility is needed to address: human resources, economic development and community services. Most recently, Emergency Shelter and Emergency preparedness, (including Triage)
- The roof was in dire need of repairs. A 36,000 square feet plus facility which is worth millions and can never be replaced in the community.



STATE HISTORIC PRESERVATION

OFFICE -2/26/2002

PRELIMINARY ASSESSMENT

- We are amazed that a school built in 1958 would be a black school.
- In many parts of Missouri, School Districts were late to integrate but never to our knowledge, flew in the face of the Supreme Court decisions and built a separate but equal school after 1954.
- This may make your school significant.
- It is less than 50 years old and needs to be exceptionally significant to be listed on the National Register.

We Need More Information on the History of the School to give a more definite approval.



Howardville High School U.S. Hwy- 61



Outside Door to Library



Back of Library



Gym, Class Room, Library



Music Room – 2 Tier Level



Shop Room, Gym, Music Room



East Side of Gym and Fire Doors



Side Door Leading to Library



Hall Way and Ceiling Beams



Community Betterment Office



Community Betterment Office



Inside Library



Library Book Room



Other Concerns

Police Harassment /Need Own Police

Drugs in Low-Income Apartments

Safer Environment for Children to Play

Big Need-Howardville School-Save It!

Recreation for Children & Fix the Park

More Businesses, Gas Station

Fix Streets & Drainage System

Big Need – A Mayor to Fix Howardville



Final Thoughts:

- Safe Drinking water and Clean Air.
- Law Enforcement will stop vandalism.
- Truly care about the Health, Safety and Well Being of themselves & their children.
- Our School is the only building in the community that can hold all the citizens in an emergency or natural disaster and serve as a command center.
- No one will take care of our School like we will, its all we have.

